



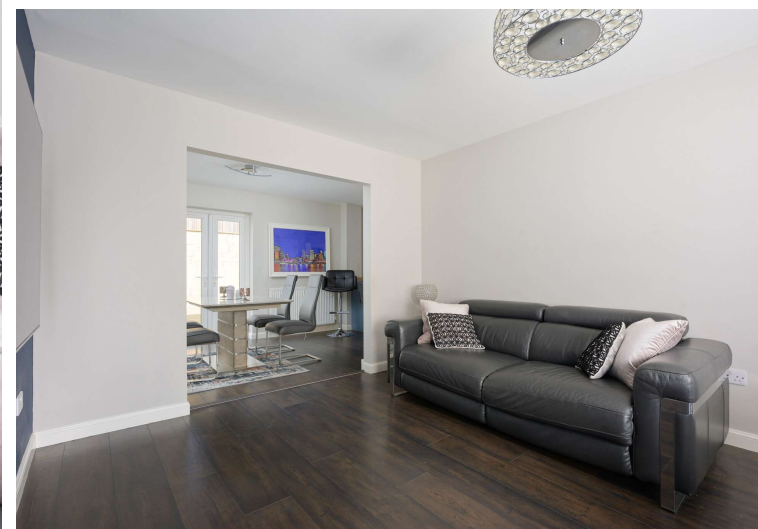
Morgans

PROPERTY

16 North Urquhart Place, Dunfermline, KY12 9FE

Offers Over £279,950





Well-appointed detached family home



Master bedroom with en suite



Stunning 23ft kitchen/dining room



Utility room & downstairs WC



Separate 14ft lounge



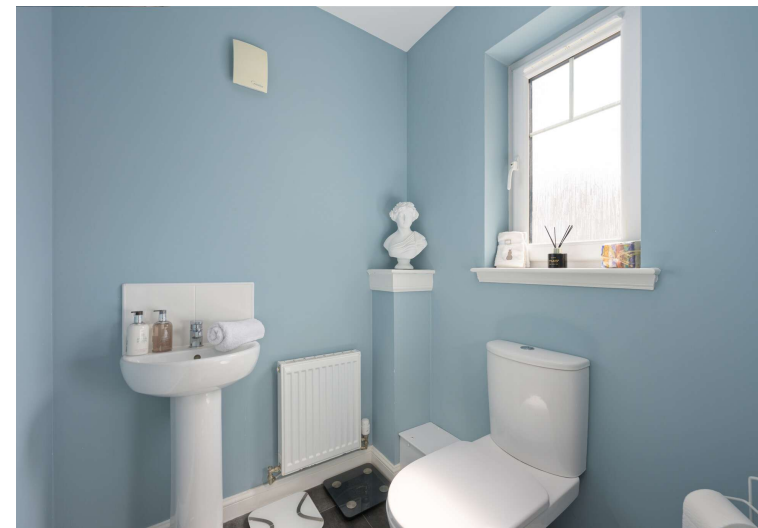
Family bathroom upstairs



EPC Rating -



Council Tax Band -





Welcome

Quietly positioned within this modern estate of executive homes in a small cul-de-sac is this stylish four-bedroom detached family home offering over 1,140 square feet of versatile accommodation across two floors in a popular area West of Dunfermline. With a show-stopping open-plan kitchen, an en suite master bedroom, and a full complement of practical features, this property delivers an excellent all-round package for families. The ground floor is anchored by an outstanding 23-foot open-plan kitchen and dining room - a vast and sociable family hub that will be the focal point of everyday life. A separate 14-foot lounge provides a more relaxed reception space, whilst a utility room, a downstairs WC, and a hall store cupboard add excellent practical convenience. Upstairs, four bedrooms are served by a family bathroom. The principal bedroom benefits from its own private en suite and a built-in wardrobe, whilst another bedroom also features built-in wardrobes - ensuring storage is well catered for throughout the upper floor. The patio/landscaped gardens are fully enclosed providing a child and pet safe environment and are not overlooked. Double driveway completes this home.





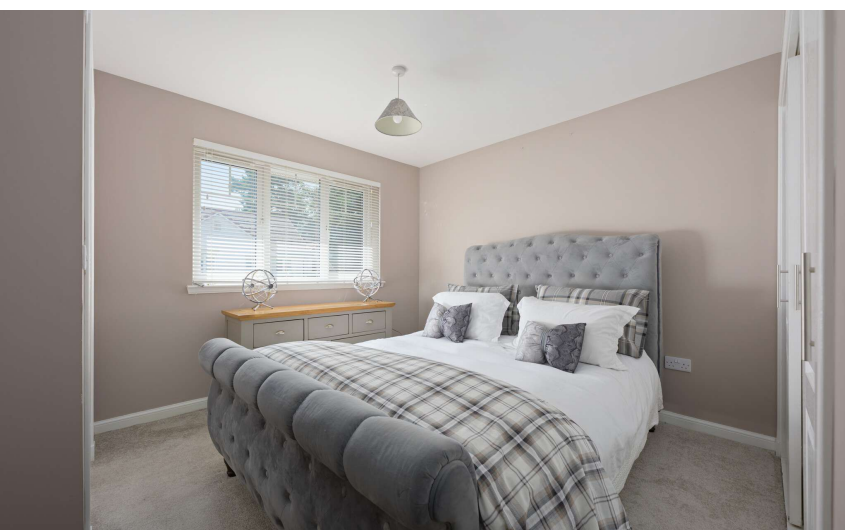
EXTRAS INC. IN SALE/AGENTS NOTE

All floorcoverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.









Dunfermline

The ancient capital of Dunfermline won its bid to have official status city in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

Morgans Property Package

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, contact us.



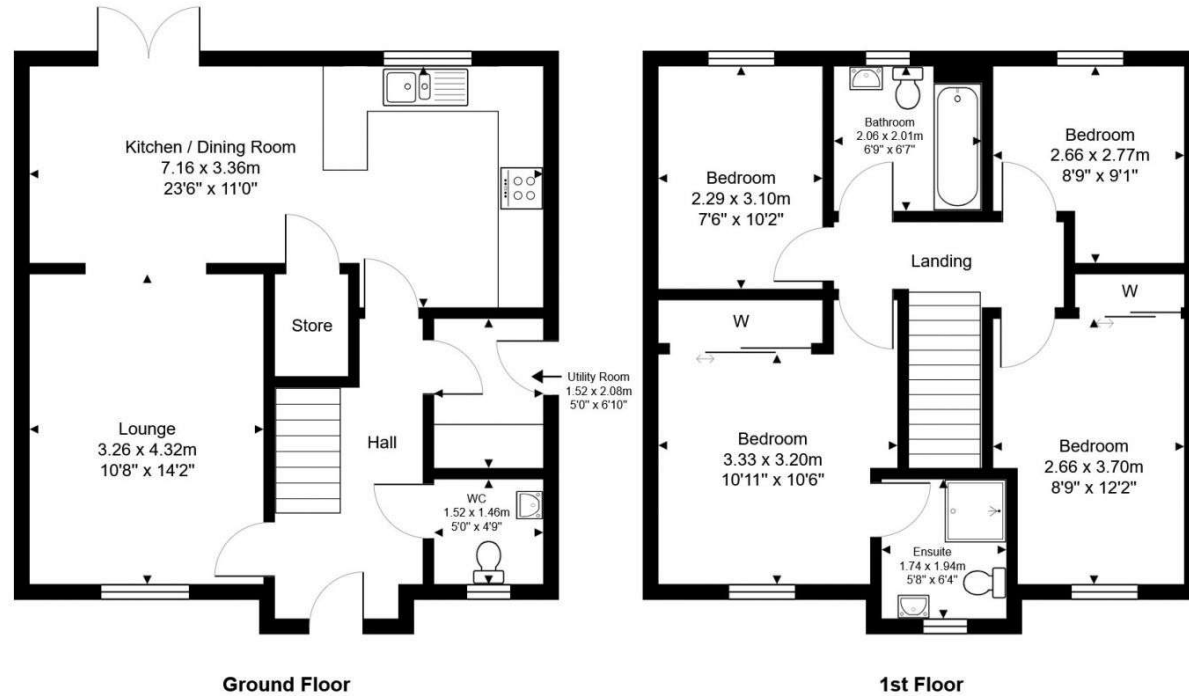
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Total Area: 106.1 m² ... 1142 ft²



All measurements are approximate and for display purposes only



Ground Floor

1st Floor

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AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.